

Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: planner@montague-ma.gov

February 26, 2019 6:30 PM

Town Hall – **Second Floor** Meeting Room

One Avenue A

Turners Falls, MA 01376

MEETING MINUTES

Members Present: Ron Sicard (Chair), George Cooke, Elizabeth Irving

Members Absent: Fred Bowman, Bob Obear, and Matt Lord – Associate Member

Staff Present: Walter Ramsey-Town Planner

Meeting was opened by Ron Sicard, Chair at 6:31 PM.

Approval of January Minutes if available: Tabled. No minutes approved.

Subdivision Approval Not Required ANR #2019-02 filed by Gary Newcomb to change a lot line between neighbors at 41 Main Street in Montague Center, MA The property is identified as Assessors Map 43 Lot 73.

Ramsey: neighbors are swapping (195 Sq ft) of land in order to address an encroachment. Neighbor has provided written consent for this ANR plan.

Motion by Ron Sicard to endorse ANR #2019-02 filed by Gary Newcomb because each lot retains adequate access in accordance with Montague Subdivision Regulations. Seconded by Elizabeth Irving. **Motion passes.**

Subdivision Approval Not Required ANR #2019-03 filed by Edward G. Stone to establish two new lots for existing residences at 18 and 38 West Street Montague Center, MA The property is identified as Assessors Map 42 Lots 36 and 67.

Guest: Edward G. Stone

Edward Stone owns over 30 acres of land with frontage on West Street, School Street and Court Square. He has owned it since 1968. The property is zoned AF-2. There are currently two residences on the property. Property has public sewer but not water. The plan creates lots for each of the existing residences. The remaining parcel will retain his excavating business and provide for a new residence to be occupied by Mr. Stone.

Planner advised Mr. Stone of relevant zoning bylaws: 7.4.2 (access over front lot line), 7.4.4 (Common driveways) and 7.4.5 (Long Driveways). Mr. Stone acknowledged that if he ever sold lot 1- he would either need to seek a special permit for a common driveway OR develop a new driveway.

Motion by George Cooke to endorse ANR #2019-03 filed by Edward G. Stone for two new lots located at 18 and 38 West Street because each lot retains adequate access in accordance with Montague Subdivision Regulations. Seconded by Elizabeth Irving. **Motion passes.**

Correspondence from Australis Aquaculture

Board has been notified of Chapter 91 waterways license renewal for discharge to Connecticut River by Great Falls Aquaculture (formerly Australis). Board offered no comments.

Motion by Elizabeth Irving to adjourn the meeting at 7:01 PM. Seconded by George Cooke. **Motion passes.**

Approved by: _____ Date: _____

Exhibits:

ANR #2019-02

ANR #2019-03

Australis Aquaculture Correspondence